

**CITY OF MILPITAS
APPROVED**

PLANNING COMMISSION MINUTES

December 13, 2006

**I.
PLEDGE OF
ALLEGIANCE**

Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**II.
ROLL CALL**

Present: Azevedo, Ali-Santosa, Ciardella, Tabladillo and Williams
Absent: Galang and Mandal
Staff: Bejines, Carrington, Lowe, Maxwell and Pio Roda

**III.
PUBLIC FORUM**

Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.

Bhargava, 130 Parc Place, Milpitas, is concerned that Parc Place built 285 units and there is only one handicapped parking space and felt there should be more. He is also concerned that there are 65 guest parking spaces when the city code requires 85 parking spaces. He also said that the sales office is closed and is supposed to be converted to a clubhouse and asked if they could arrange that to be open.

Prasad Ambekar, 184 Parc Place, Milpitas, said that several of the homeowners are concerned about the parking situation because there is not enough guest parking and there is no one to enforce parking. He is also concerned that there is only one handicapped parking space and there is lack of signage and striping. He said he has talked to staff who said that the HOA is responsible however the HOA is non-existent and there is no authority.

Chair Williams asked staff to get together with the residents and determine if it is necessary to agendaize this at a future meeting.

**IV.
APPROVAL OF MINUTES
November 8, 2006**

Chair Williams called for approval of the minutes of the Planning Commission meeting of November 8, 2006.

Staff had no changes.

Motion to approve the minutes of November 8, 2006.

M/S: Azevedo/Tabladillo

AYES: 4

NOES: 0

ABSTENTION: 1 (Ali-Santosa)

**V.
ANNOUNCEMENTS**

Chair Williams announced that Tom Williams, Planning Director, has been promoted to City Manager. On behalf of the Planning Commission, he congratulated Mr. Williams.

Dennis Carrington, Senior Planner, said Tom Williams, City Manager, has not made any changes to staffing.

**VI.
CONFLICT
OF INTEREST**

Assistant City Attorney Pio Roda asked if the Commission has any personal or financial conflict of interest on tonight's agenda.

There were no Commissioners that identified a conflict of interest.

**VII.
APPROVAL OF
AGENDA**

Chair Williams called for approval of the agenda.

Staff has no changes to the agenda.

Motion to approve the agenda.

M/S: Azevedo/Ciardella

AYES: 5

NOES: 0

**VIII.
CONSENT CALENDAR
Item No. 4**

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Staff had no changes to the consent calendar.

Commissioner Azevedo requested that Item No. 3 ("S" Zone Approval No. SZ2005-10 and Use Permit No. UP2006-22) be added to the consent calendar.

Chair Williams opened the public hearing on Consent Item No. 3.

There were no speakers from the audience.

Motion to continue the public hearing on Consent Item No. 3 to January 24, 2007.

M/S: Azevedo/Tabladillo

AYES: 5

NOES: 0

Cindy Maxwell, Principal Planner, noted that the direction has been changed to close the public hearing and readvertise Item No. 3.

Motion to close the public hearing on Consent Item No. 3.

M/S: Azevedo/Tabladillo

AYES: 5

NOES: 0

Motion to approve the consent calendar for Item Nos. 3 and 4.

M/S: Azevedo/Tabladillo

AYES: 5

NOES: 0

***3 "S" ZONE APPROVAL NO. SZ2005-10 AND USE PERMIT NO. UP2006-22:**
A request to demolish two existing industrial buildings and construct a 101 unit apartment complex in three buildings, up to four-stories with an underground garage, at 1666 South Main Street. *(Recommendation: Continue indefinitely)*

***4 ADMINISTRATIVE ITEM NO. AD2006-33:** Approve 2007 Planning Commission meeting schedule provided in the agenda packet. (*Recommendation: Approve*)

**IX.
PUBLIC HEARING**

**1. GENERAL PLAN
AMENDMENT NO.
GP2006-6 AND ZONING
ORDINANCE TEXT
AMENDMENT NO.
ZT2006-6**

Cindy Maxwell, Principal Planner, presented a request to amend the Zoning Ordinance to add Section XI-10.23.01 Institutional Zone, amend the C1 and C2 Zones to allow the Use of a Farmers Market with a Use Permit and to amend the General Plan to be consistent with these zone changes and add section XI-10-2.38-1.5, definition of the term “Farmers Market” and recommended the Commission approve to City Council.

Chair Williams asked if the fire station would be a possible location of the farmers market. Ms. Maxwell said that it is a possibility.

Chair Williams said he would be concerned about a farmers market being located at the fire station and would not like to include that location. Ms. Maxwell said if the farmers market located at the fire station, the City would require a use permit and staff would not approve it.

Commissioner Tabladillo asked if the farmers market could be held at the County Facility Health Clinic under public institutions and Ms. Maxwell said that it was a possibility.

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing:

M/S: Azevedo/Ciardella

AYES: 5

NOES: 0

Motion to recommend approval to Council for General Plan Amendment No. GP2006-6 and Zoning Ordinance Text Amendment No. ZT2006-6 and that this item be put on fast track.

M/S: Azevedo/Tabladillo

AYES: 5

NOES: 0

**2. MINOR TENTATIVE
PARCEL MAP NO.
MI2006-4**

Mr. Carrington noted that there was an error in the public hearing notice so staff will readvertise the public hearing for the January 10th meeting.

Motion to continue Minor Tentative Parcel Map No. MI2006-4 to January 10, 2007.

M/S: Azevedo/Ciardella

AYES: 5

NOES: 0

X.
ADJOURNMENT

The meeting was adjourned at 7:33 p.m. to the next regular meeting of January 10, 2007. Chair Williams wished everyone a happy holidays and thanked staff for all of their hard work and support.

Respectfully Submitted,

Tom Williams
Planning and Neighborhood Services
Director

Veronica Bejines
Recording Secretary